VILLAGE OF KEY BISCAYNE

Office of the Village Manager

Village Council
Robert Oldakowski, *Mayor*
Jorge E. Mendia, *Vice Mayor*
Martha Pdez-León Broucek
Carol Diaz-Castro
Mortimer Fried
James L. Peters
Robert L. Vernon

Village Manager
Jacqueline R. Menendez

DT: January 20, 2004

TO: Honorable Mayor and Members of the Village Council

FR: Jacqueline R. Menendez, Village Manager

RE: 1121 Crandon Boulevard (Towers of Key Biscayne): Request for a Variance Relating to Rock Wall Associated with a Fountain

RECOMMENDATION

It is recommended that the attached application for a variance relating to the height of decorative wall for a fountain at 1132 Crandon Boulevard be approved.

EXPLANATION

It is recommended that the Council approve the attached variance application because it is consistent with the review criteria listed in the Zoning and Land Development Regulations and the January 20, 2004 staff report. The fountain is located adjacent to the empty concrete pond which faces Crandon Boulevard.

VILLAGE OF KEY BISCAYNE

Department of Building, Zoning and Planning

Village Council
Robert Oldakowski, *Mayor*
Jorge E. Mendia, *Vice Mayor*
Martha Fdez-León Broucek
Carol Diaz-Castro
Mortimer Fried
James L. Peters
Robert L. Vernon

Director
Jud Kurlancheek, AICP

DT: January 20, 2004

TO: Jacqueline R. Menendez, Village Manager

FR: Jud Kurlancheek, AICP, Director
Building, Zoning, and Planning Department

RE: 1121 Crandon Boulevard (Towers of Key Biscayne): Request for a Variance Relating to Rock Wall Associated with a Fountain

APPLICATION SUMMARY

Request	The applicant is requesting a variance to permit a 12 ft. decorative rock wall that is associated with a fountain and pool where the code permits 8 ft. The wall is 24-49 ft. from the property line facing Crandon Boulevard.
Applicant	The Towers of Key Biscayne
Site Address	1121 Crandon Boulevard
Comprehensive Plan	High Density Multiple Family Residential
Zoning District	RM-30 High Density Multiple Family Residential
File Number	RV-17
Recommendation	Approval

EXPLANATION AND ANALYSIS

The Request: The applicant is requesting a variance to permit a 12 ft. decorative rock wall that is associated with a fountain and pool where the code permits an 8 ft. high wall.

88 West McIntyre Street • Suite 250 • Key Biscayne, Florida 33149 • (305) 365-5512 • Fax (305) 365-5556
MISSION STATEMENT: "TO PROVIDE A SAFE, QUALITY COMMUNITY ENVIRONMENT FOR ALL ISLANDERS THROUGH RESPONSIBLE GOVERNMENT."

The wall is 24-49 ft. from the property line facing Crandon Boulevard.

Applicant's Justification to Approve the Variance: The additional height is necessary to achieve the desired affect of rock wall with cascading water into a pool of water.

Variance Review Criteria: The Village's Zoning Ordinance provides for the granting of variance(s) subject to a finding that the petition meets the following criteria:

Criteria 1 Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

Analysis: The zoning district is designed to permit high density, multiple family buildings. The height of a decorative rock wall associated with a fountain does not negatively impact the purpose of the zoning district.

Finding: Consistent

Criteria 2 Is compatible with the surrounding land uses and would not be detrimental to the community.

Analysis: The Towers of Key Biscayne has large, landscaped front yard between the buildings and the property line. Pines Canal is to the west side of Crandon Boulevard. The 12 ft. high, decorative rock wall with cascading water is compatible with the surrounding land uses.

The Village has several fountains located at Lake Park, the Village Green,and at the entrance to the Ritz Hotel all of which are located on Crandon Boulevard. Another fountain is located in the traffic circle on Mashta Drive and Harbor Drive. The construction of this fountain with the 12 ft. high decorative, rock wall is consistent with this trend.

Finding: Consistent

RECOMMENDATION

The Staff recommends that the request be approved.

VILLAGE OF KEY BISCAYNE

Department of Building, Zoning and Planning

Village Council
Joe I. Rasco, *Mayor*
Martha Fdez-León Broucek, *Vice Mayor*
Scott Bass
Alan H. Fein
Mortimer Fried
Gregory C. Han
Robert Oldakowski

Director
Jud Kurlancheek, AICP

PLANNING AND ZONING APPLICATION

Date Filed: 10-29-03

File # RV-17
to be completed by staff

1. REQUEST FOR:

( ) SUPERVISORY VARIANCE
( ) ADMINISTRATIVE VARIANCE
(X) REGULATORY VARIANCE
( ) APPEAL OF AN ADMINISTRATIVE DECISION
( ) SITE PLAN APPROVAL
( ) CONDITIONAL USE
( ) OTHER _____

( ) AMENDMENT TO ZONING ORDINANCE
( ) SPECIAL EXCEPTION
( ) AMENDMENT TO THE COMPREHENSIVE PLAN
( ) ZONING DISTRICT CHANGE

Explain your request:
(We are trying to get a variance in order to enhance our front Gate at Crandon. Our current design calls for a 12 foot waterfall (approx. 3 ft wide).

2. Street Address of Property: 1111 & 1121 Crandon Blvd.
Legal Description: Lot(s) _____ Block _____
Subdivision: _____ (see attached letter).

3. Name of Applicant: The Towers of Key Biscayne (condominium).
Mailing Address of Applicant: 1121 Crandon Blvd.
Business Telephone: 361-9114 Home _____ Fax 361-9331

4. Name of Property Owner if Different from Applicant: _____
Address of Property Owner if Different from Applicant: _____
Business Telephone: _____ Home _____ Fax _____

5. Contact Person: Name Joe Maura Address 1121 Crandon Blvd.
Phone Number 361-9114 Fax 361-9331

6. Name/address of anyone else who should receive notice of the hearing?
Mrs. Eleanor Weingast / 1121 Crandon Blvd. Key Biscayne, 33149

7. If applicant is owner, indicate date purchased: N/A

8. If applicant is lessee, indicate date leased N/A Years ____

9. Is there an option to purchase the property? Yes ( ) No ( ) N/A

10. Is the request the result of a violation notice? __ If yes, attach a copy of the violation.

11. Existing use of property ____. If residential, how many apartments 538 hotel units ____. If commercial, how many sq. ft. ____ in your space.
Single family home? Yes ( ) No ( )

12. If this application pertains to an Appeal of a Administrative Decision, indicate the basis of the appeal. (If necessary attach additional explanation)

13. If this is a request for a variance, the Code requires that you substantiate why this request should be granted. In order to do this properly, please indicate how your request complies with the following standards:

a. Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.
Our intentions are to enhance our main entrance as well as Crandon Blvd. Cars exiting the Bill Baggs Park will see Towers of Key Biscayne First as their first view of the community

b. Is compatible with the surrounding land uses and would not be detrimental to the community.
Surrounding land uses reflect what we wish to accomplish. It will be a consort with your use of waterfront in the rest of the Village.

14. If this is a request for any other type of application, please see staff for a listing of the evaluation criteria. N/A

15. All supporting data and exhibits submitted with this application become a permanent part of the public records.

AFFIDAVITS

Complete one or more of the following that relates to your request.

Tenant or Owner Affidavit (if tenant is applicant then owner must sign owner/power of attorney affidavit)

I,_____, being first duly sworn, depose and say that I am the owner/tenant of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all supplemental data attached to and made a part of the application are honest and true to the best of my knowledge and belief.

I,_____, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

_____
Signature of Applicant

Sworn to (or affirmed) and subscribed before me this
_____ day of _____, by _____.
Name of person making statement

_____
Signature of Notary Public - State of Florida

_____
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced_____

****

Corporation Affidavit

I, Eleanor Weingast, being first duly sworn, depose and say that we are the President/Vice President, and Secretary/Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing.

I, Eleanor Weingast, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Eleanor Weingast
Signature of President (Corp. Seal)
Vice

Sworn to (or affirmed) and subscribed before me this
28th day of Oct, by Joe Maura
Name of person making statement

Joe Maura
My Commission DD170984
Expires December 22, 2006

_____
Signature of Notary Public - State of Florida

_____
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced_____

The Towers of Key Biscayne Inc.

1121 Crandon Boulevard, Key Biscayne · Florida 33149
Phone (305) 361-9114 · Fax (305) 361-9331

BOARD OF DIRECTORS

President	Dr. Daniel Fields
Vice President	Eleanor Weingast
Secretary	Clara Bacallao
Treasurer	Morris Deutsch
Director	Paul Coburn
Director	Allison Owen
Director	Dr. Elsa Dominguez

Joe Maura
General Manager

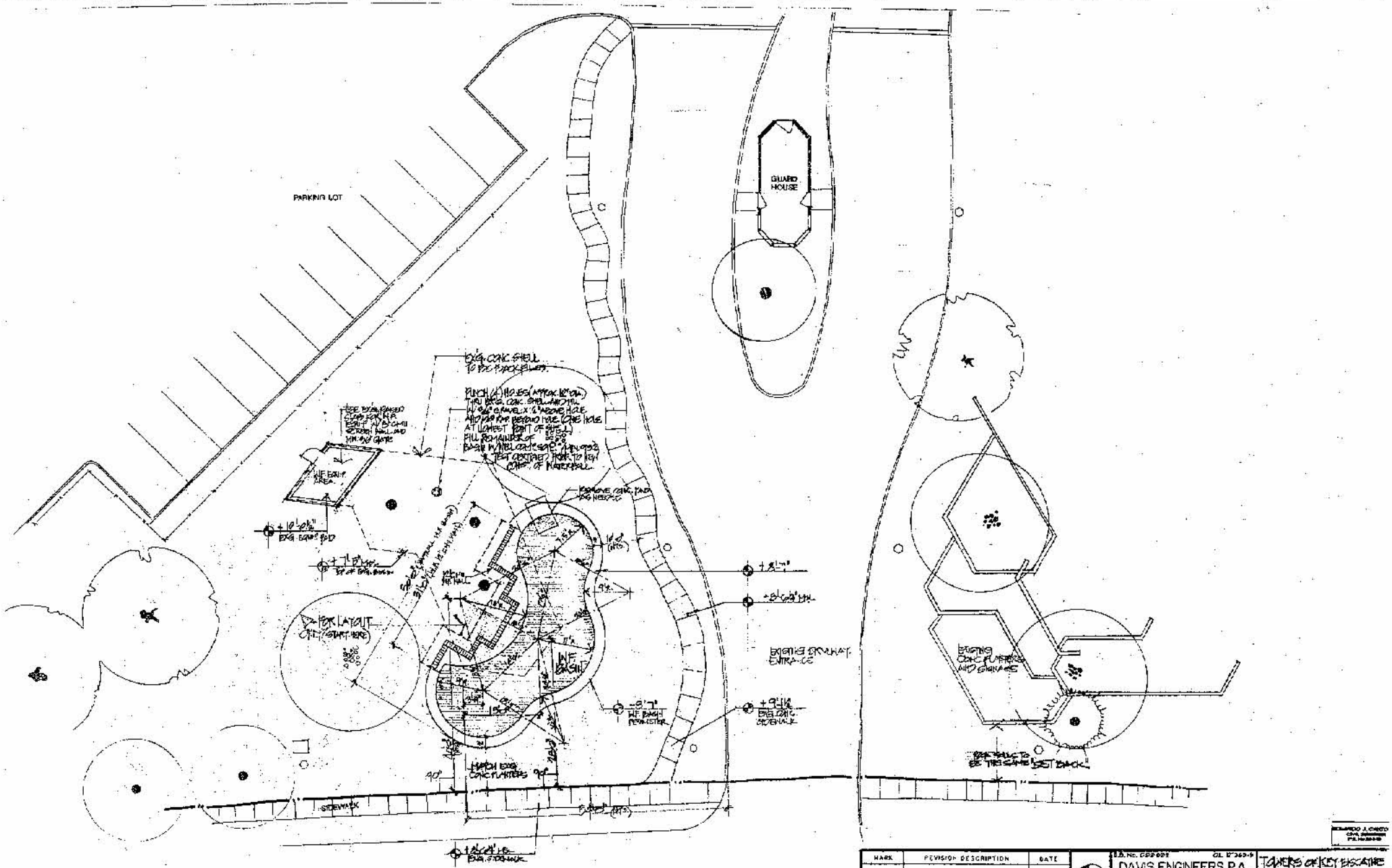
Daniel R. Fields M.D.
President
Towers of Key Biscayne
Key Biscayne, FL 33149

Distinguished Village Council Members:

The Towers of Key Biscayne Board has voted at the request of its 538-unit owner membership to repair and refurbish the front entrance pond and waterfall feature that is currently in disrepair. The plans for this project have been submitted by Mr. Robert Parsley's company, Geomantic Designs, Inc. We are requesting a variance on the maximum height of the project as depicted in the design plans submitted for your approval. The new design will enhance the beauty, function, and safety of the area by eliminating the existing cracked concrete pit. We extend our thanks in advance for your assistance and consideration in this matter. If there are any questions on further details of this project please contact me or Mr. Joe Maura manager at the address and telephone number listed below.

Towers of Key Biscayne
1121 Crandon Blvd.
Key Biscayne, FL 33149
(305) 361-9114 Office
(305) 361-9331 Fax

President _____
Vice-President Eleanor Weingast
Treasurer _____
Secretary Clara Bacallao



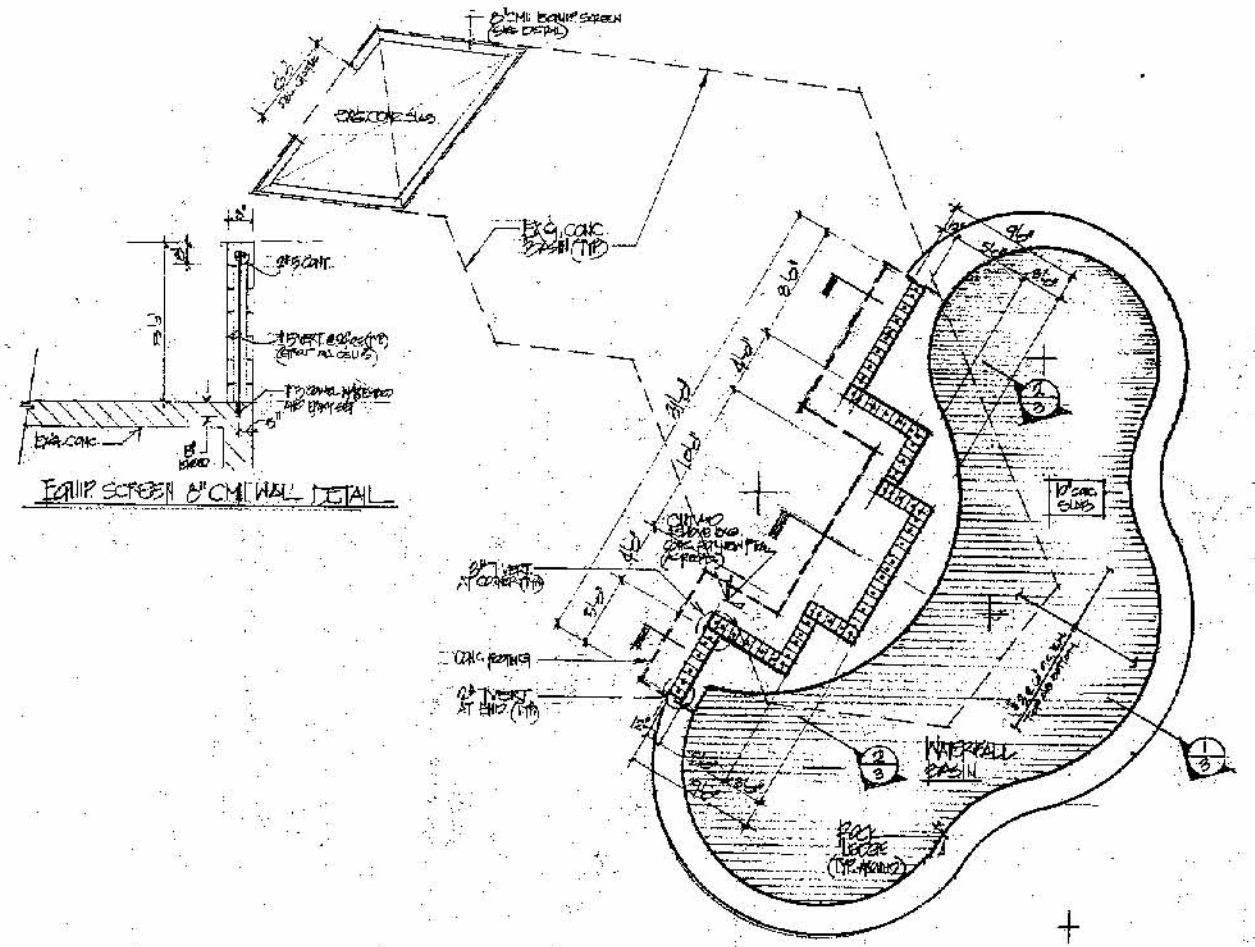
PARTIAL SITE PLAN

MARK	REVISION DESCRIPTION	DATE

DAVIS ENGINEERS P.A.
780 TAMIAMI CANAL ROAD
MIAMI, FLORIDA 33144
(305) 266-2566

TOWERS OF KEY BISCAYNE
1121 CRANDON BLVD
KEY BISCAYNE, FL.

JOB NO. 2KB WP 88 | DATE 9-18-03 | 1/4 | GEOMANTIC DESIGNS, INC.



WF STRUCTURAL PLAN

MARK	REVISION DESCRIPTION	DATE

DAVIS ENGINEERS P.A.
780 TAMIAMI CANAL ROAD
MIAMI, FLORIDA 33144
(305) 266-2566

TOWERS OF KEY BISCAYNE
1161 CRANDON BLVD.
KEY BISCAYNE, FL.

DATE: 9-18-03

GEOMANTIC DESIGNS, INC.

MASONRY NOTES

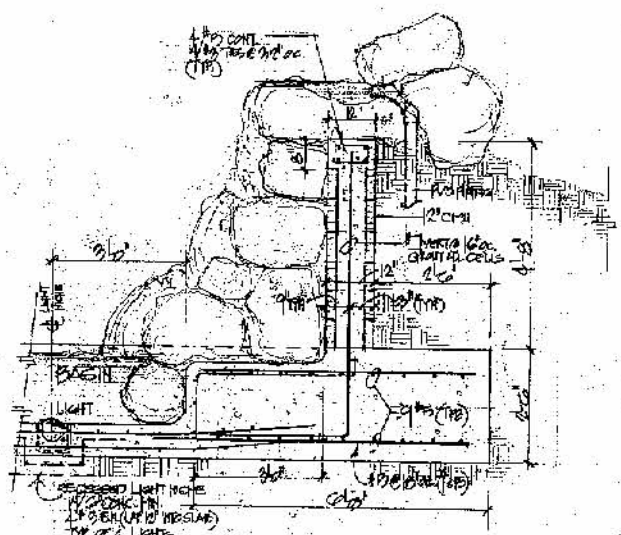
1. REINFORCED LOAD BEARING CONCRETE MASONRY WALLS ARE DESIGNED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-99/ASCE 5-99) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-99/ASCE 6-99).
2. MATERIALS:
   A. ALL CONCRETE UNITS SHALL CONFORM TO ASTM C90-95 AND ASTM C145-85. FINAL STRENGTH f'm = 2000 PSI.
   B. MORTAR: TYPE M, CONFORMING WITH THE REQUIREMENTS OF ASTM C270-96.
   C. GROUT: SHALL BE 3/8" MAXIMUM SIZE PEA ROCK CONFORMING TO ASTM C476-98 WITH 28 DAYS MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. GROUT SLUMP TO BE 8" MINIMUM, 10" MAXIMUM.
   D. REINFORCING BARS: ASTM A615, GRADE 60.
   E. JOINT REINFORCEMENT: TO BE #4 LADDER-TYPE DUROWALL AT 16" O.C.
3. CONSTRUCTION:
   MATERIALS, METHODS OF CONSTRUCTION, INSPECTION AND TESTING SHALL BE SPECIFIED BY NCMA AND ACI.
   A. MORTAR BEDDING MASONRY UNITS SHALL BE LAID IN RUNNING BOND WITH FACE SHELL BEDDING EXCEPT THE FINISH COURSE OF MASONRY OR FOUNDATIONS SHALL BE LAID IN FULL BEDDING.
   B. LAPPING REINFORCEMENT:
      1. REINFORCING BARS SHALL BE LAPPED 48 BAR DIAMETERS.
      2. JOINT REINFORCING SHALL BE OVERLAPPED 6" MINIMUM.
   C. GROUTING SHALL BE A CONTINUOUS OPERATION IN LIFTS NOT EXCEEDING 4'-0" AND A MAXIMUM POUR OF 12'-0".
4. INSPECTION:
   A. DESIGN OF THIS PROJECT IS BASED UPON ENGINEERING INSPECTION OF THE REINFORCED MASONRY WORK.

CONCRETE NOTES

1. ALL REINFORCEMENT STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
2. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION, AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE MEMBERS.
3. LAP ALL BAR SPLICES 50 BAR DIAMETERS (12" MIN.) UNLESS OTHERWISE NOTED.
4. ALL CONCRETE SHALL DEVELOP A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS UNLESS OTHERWISE NOTED.
5. WIRE MESH REINFORCEMENT SHALL BE WELDED SMOOTH WIRE FABRIC CONFORMING TO ASTM A185-79 WITH A YIELD STRENGTH OF 60,000 PSI.
6. WIRE MESH REINFORCEMENT SHALL LAP ONE FULL MESH + 2" AND BE SECURELY WIRED AT EACH SIDE AND END.
7. MINIMUM COVER FOR REINFORCING STEEL UNLESS OTHERWISE NOTED, SHALL BE:
   A. CONCRETE DEPOSITED AGAINST THE GROUND ——— 3"
   B. CONCRETE EXPOSED TO THE WEATHER OR IN CONTACT WITH THE GROUND ——— 2"
   C. CONCRETE NOT EXPOSED TO THE WEATHER OR IN CONTACT WITH THE GROUND
      SLABS AND WALLS ——— #11 & SMALLER
      BEAMS (OVER MAIN REINFORCING) ——— 1½"
   D. BEAMS (OVER MAIN REINFORCING) ——— 2"
   E. SLAB ON GRADE (NON STRUCTURAL) ——— = CENTER LINE
   F. COLUMNS (OVER MAIN REINFORCING) ——— 2"

GENERAL NOTES:

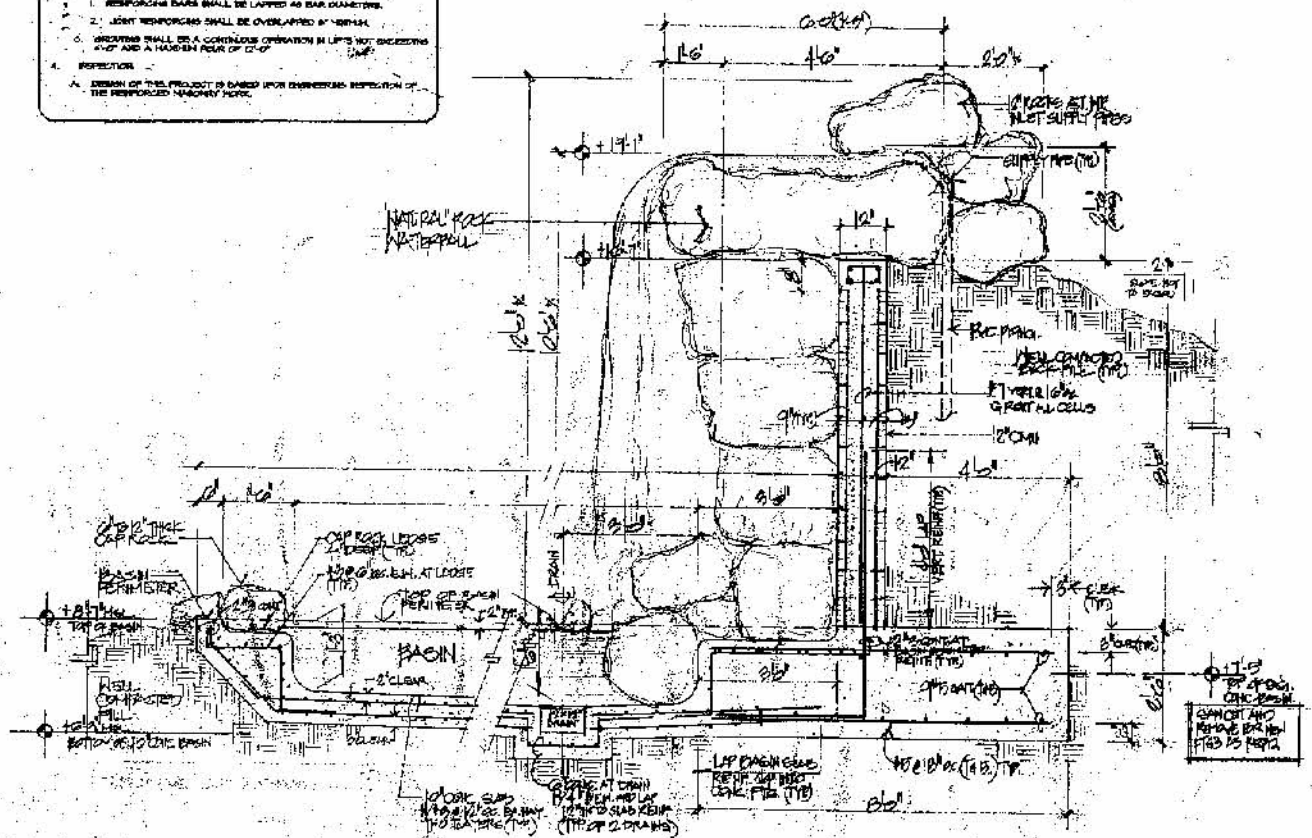
1. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE 2001 EDITION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO START OF WORK AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCY IN THE DRAWINGS AND OBTAIN HIS APPROVAL BEFORE PROCEEDING WITH THE WORK.



SECTION 2/3
9/32"=1'-0"

SOILS STATEMENT

TOP SOIL SHALL BE REMOVED AND REMAINING SOIL CONDITION SHALL BE EXAMINED BY A GEOTECHNICAL ENGINEER. REMAINING SOIL SHALL HAVE A MINIMUM BEARING CAPACITY OF 2,000 PSF. FILL MATERIALS AND COMPACTIONS ON BUILDING SITE SHALL BE SUPERVISED BY SAME GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH ANY WORK.



SECTION 1/3
1/4"=1'-0"

MARK	REVISION DESCRIPTION	DATE

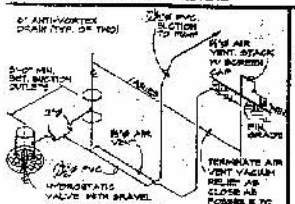
DAVIS ENGINEERS P.A.
7300 TAMIAMI CANAL ROAD
MIAMI, FLORIDA 33144
(305) 266-2866

JOB NO. 2-03 MP 88 | DATE 9-18-03 | 3/4

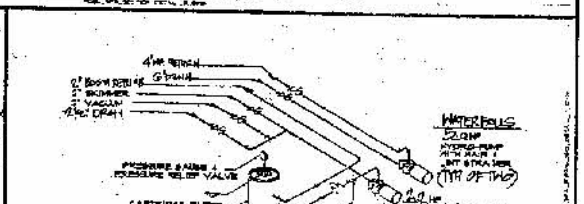
TOWERS OF KEY BISCAYNE
1121 CRANDON BLVD.
KEY BISCAYNE, FL.

GEOMETRIC DESIGNS, INC.

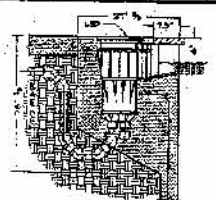
TYPICAL SECTION



DOUBLE DRAIN ISOM.



SPA/POOL PIPING ISOMETRIC



SKIMMER

EQUIPMENT NOTES

CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO START OF WORK AND NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCY IN THE DRAWINGS AND OBTAIN HIS APPROVAL BEFORE PROCEEDING WITH WORK.

GENERAL NOTES:

IN ACCORDANCE WITH FBC, 2001 SECTION 424.2

1. ALL POOL GUNITE OR CONCRETE SHALL ATTAIN 3000 PSI, COMPRESSIVE STRENGTH WITHIN 28 DAYS.
2. REINFORCING SHALL BE NON BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
3. ALL PIPING SHALL BE PVC SCHEDULE 40, APPROVED FOR USE IN POTABLE WATER AND COMPLY WITH FBC 2001 PLUMBING CODE. USING PURPLE PRIMER AT CONTRACTOR'S OPTION TEST TO 85 PSI. WATER VELOCITY TO COMPLY WITH FBC 424.2.8 / ANSI ASPH-15 445 4.2.

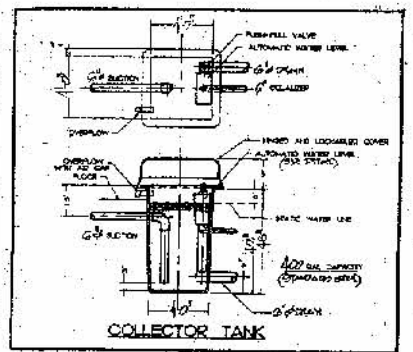
PIPE SIZE DIAM.	1½"	2"	2½"	3"	4"
SUPPLY (GPM) 7' (10 FPS)	60	100	145	225	400
SUCTION (GPM) 5' (8 FPS)	50	80	120	175	315

4. INSTALLATION OF LIGHTS, JUNCTION BOXES, GROUNDS, ETC. SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 27 OF THE FBC 2001.
5. THE OWNER SHALL PROVIDE ADEQUATE ELECTRICAL SERVICE FOR THE OPERATION OF THE MOTORS, HEATERS, LIGHTS, ETC. THE OWNER SHALL PROVIDE A DISCONNECT SWITCH AT THE POOL EQUIPMENT LOCATION. IF IT IS NOT WITHIN 50 FEET OF THE MAIN SWITCH SERVICE POINT.
6. THE POOL RAIL, MOTOR, LIGHT, HANDRAILS AND LADDER OR GRAB RAILS SHALL BE BONDED TO "#8 POOL STEEL" WITH A #8 SOLID COPPER WIRE IN A 1" NON-CORROSIVE CONDUIT.
7. PUMP EQUIPMENT (INCLUDING FILTER AND/OR HEATER) SHALL BE LOCATED ABOVE THE REQUIRED BASE FLOOD ELEVATION OR FLOODPROOFED AND ON A 6" THICK CONCRETE SLAB WITH (4) 4" TAPCONS EACH PIPING.
8. ON SITE INSPECTION INDICATES SAND AND ROCK WITH A BEARING CAPACITY OF 2.0 KSF. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF OTHER CONDITION ARE ENCOUNTERED.
9. ALL PATIO CONCRETE SHALL ATTAIN 3000 PSI COMPRESSIVE STRENGTH WITHIN 28 DAYS.
10. POOL WATER / SPOSAL SHALL BE IN ACCORDANCE WITH FBC SECTION 424.3, OR LOCAL AUTHORITIES.
11. THE OWNER SHALL PROVIDE A SCREEN ENCLOSURE, FENCE, OR WALL WITH SELF-CLOSING AND SELF-LATCHING GATE (SEE DETAIL FOR MINIMUM REQUIREMENTS IN ACCORDANCE WITH ICNIRP CODE REQUIREMENTS AND FBC 2001 424.2.17 POOL BARRIER REQUIREMENTS.
12. OWNER AND BUILDER SHALL BE RESPONSIBLE FOR ACQUIRING RELEASES FROM UTILITY COMPANIES FOR ALL PROPOSED CONSTRUCTION WITHIN ANY UTILITY EASEMENT OR RIGHT-OF-WAY.
13. ALL PIPING RUNS ARE DRAWN FOR CLARITY AND DO NOT NECESSARILY SHOW EXACT ROUTING CONTRACTOR SHALL INSTALL PIPES WITH AS FEW CHANGES IN DIRECTION AS POSSIBLE CONDITIONS WILL ALLOW.

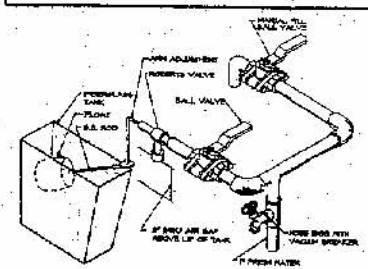
	MANUFACTURER: HAYWARD CARTRIDGE	
FILTER	MODEL	C-3000
	FILTER AREA (SQ.FT.)	300
	RATED FLOW (GPM)	165

	MANUFACTURER: HAYWARD		
PUMP	STRAINER PUMP	GPM	HP	MODEL
	GPM@FT. HEAD	100	2.0	CP-LLENGER
	GPM@FT. HEAD	165	5.0	CP-180

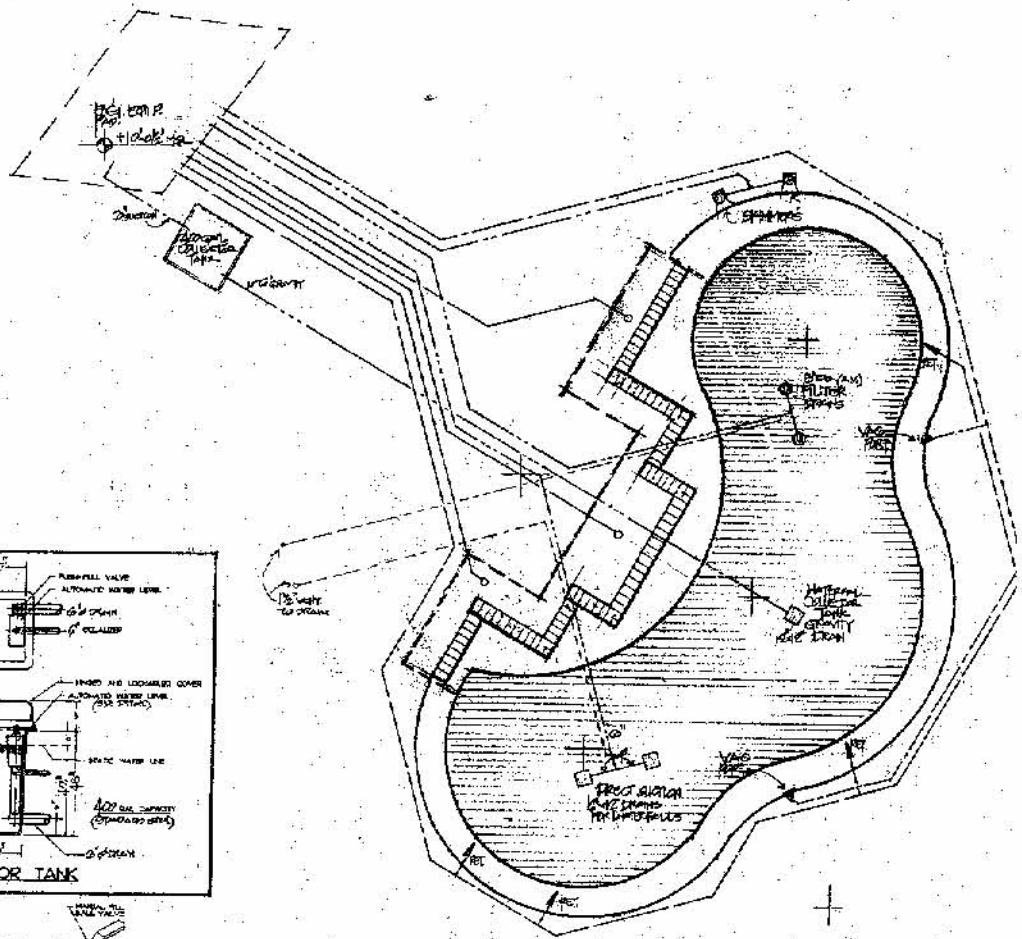
ITEM	POOL DATA	DATA
AREA	845	SQFT.
CAPACITY	8000	GALS.
PERIMETER	110	LINFT.



COLLECTOR TANK



AUTOMATIC WATER LEVEL CONTROL



W.F. PLUMBING PLAN 1/4"=1'-0"

ELECTRIC LEGEND

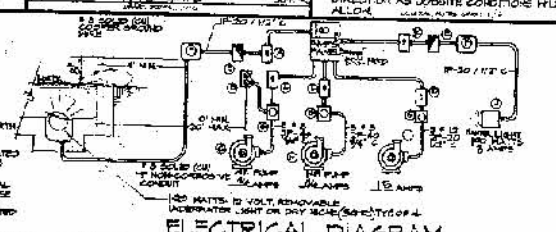
- (A) LIGHT SWITCH
- (B) JUNCTION BOX
- (C) GFCI RECEPTACLE
- (D) TIME CLOCK
- (E) PUMP
- (F) JUNCTION BOX AND PUMP SWITCH
- (G) LIGHT
- (H) TRANSFORMER
- (K) LIGHT SWITCH

ELECTRIC NOTES

(A) ALL POOL ELECTRICAL WORK SHALL COMPLY WITH N.E.C. PER FBC 2001 CHAPTER 27.

(B) NO OVERHEAD ELECTRIC WIRING SHALL BE LOCATED WITHIN 10' OF POOL'S WATER EDGE / UNLESS = 15 FEET OR HIGHER.

(C) PRIOR TO ELECTRICAL WORK, ELECTRICAL CONTRACTOR SHALL SUBMIT A REVISION TO THESE DRAWINGS SHOWING EXISTING SERVICE WITH ADDITIONAL LOADS CALCULATIONS AND EXISTING AS - BUILT CONFIGURATION IF DIFFERENT FROM THESE DRAWINGS.



ELECTRICAL DIAGRAM

PIPING LEGEND

SUCTION

- SKIMMER LINE
- DRAIN LINE / DRAIN VAC. / PRESSURE LINE
- POOL VACUUM LINE / WATER CLEANING FITTING

DISCHARGE

- RETURN LINE
- THERAPY JET LINE
- AIR BLOWER LINE
- WATER FEATURE LINE

SEE WATER FEATURE DETAILS FOR: FOUNTAINS, FALLS, SHEER DESCENT

SYMBOLS

- LIGHT
- WALL INLET
- THERAPY JET
- SPA OVERFLOW
- WALL SPOUT
- SHEER DESCENT

MARK	REVISION DESCRIPTION	DATE
△		

OL # No 27365 E.B. No 0002865

DAVIS ENGINEERS P.A.
760 TAMIAMI CANAL ROAD
MIAMI, FLORIDA 33144
(305) 266-2566

TOWERS OF KEY BISCAYNE
121 CRANDON BLVD.
KEY BISCAYNE, FL.

JOB No. 0405 WF 00 | DATE: 9-16-05 | 4/4

GEOMANTIC DESIGNS, INC.

THE TOWERS OF KEY BISCAYNE CONDOMINIUM

EXHIBIT A: PARCEL 1: LEGAL DESCRIPTION

ORDER NO. 71-400 DATE: August 7, 1972

ZURWELLE-WHITTAKER, INC.
Land Surveyors

LEGAL DESCRIPTION:

A parcel of land in Tract 1 of Canoga Properties, according to the Plat thereof, recorded in Plat Book 65, at Page 88 of the Public Records of Dade County, Florida; which lies South of a line drawn parallel to and 700 feet South of, as measured at right angles to, the North line of Tract 1 of said Canoga Properties and which lies North of the Easterly extension of the Southerly line of the 185 foot Waterway as the same is shown on the said Plat of Canoga Properties and which lies Easterly of the Northeasterly right-of-way line of Crandon Boulevard according to the Right-of-Way Deed to Dade County, Dated July 13, 1965 and filed for record September 21, 1965 under Clerk's File No. 65R-145149 in the Public Records of Dade County, Florida; and which lies Westerly of the high tide line of the Atlantic Ocean.

ALSO:

That part of Tract 1 of Canoga Properties according to the Plat thereof recorded in Plat Book 65 at Page 88 of the Public Records of Dade County, Florida, more particularly described as follows:

Commence at the most Easterly corner of Lot 6 in Block 9 of CAPE FLORIDA SUBDIVISION SECTION 3, according to the Plat thereof, recorded in Plat Book 79 at Page 64 of the Public Records of Dade County, Florida;

Thence run N. 35°-40'-52" E. for 120 feet to the Point of Beginning;

Thence run S. 54°-19'-08" E. for 629.10 feet to a point;

Thence run S. 83°-45'-30" W. for 166.19 feet to a point on a curve, said point bears N. 60°-27'-41" E. from the center of said curve;

Thence run Northwesterly along the arc of said curve having a radius of 1205.92 feet through a central angle of 24°-46'-49" for 521.56 feet to the Point of Beginning.

This is the same lands described in Resolution No. R-786-68 adopted by Board of County Commissioners of Dade County, Florida on July 12, 1968 and Quit Claim Deed made by Dade County, Florida of the Miami Beach First National Bank, as Trustee, made a part of said Resolution, a certified copy of said Resolution and said original Deed was filed for record on July 25, 1968 and recorded in Official Records Book 6032 at Page 205 et seq., which said Resolution and said Deed vacates and releases said parcel of land from prior dedication for highway purposes.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

Begin at a point of intersection of a line that is 700 feet South of as measured at right angles to the North line of Tract 1 of Canoga Properties, Plat Book 65, Page 88, Dade County Records, and the Northeasterly line of Crandon Boulevard;

Thence run S. 54°-19'-08" E. along the Northeasterly Right-of-Way line of Crandon Boulevard a distance of 220.39 feet to the point of curvature (P. C.) of a circular curve concave to the Southwest;

Thence run Southeasterly along the Northeasterly Right-of-Way of Crandon Boulevard along the arc of said curve having a radius of 1205.92 feet through a central angle of 7°-17'-07" an arc distance of 153.31 feet to a point, bearing of chord of said circular curve being S. 50°-40'-30" E.;

Thence run Easterly along the arc of a circular curve, concave to the Northwest, having a radius of 45.00 feet through a central angle of 31°-39'-34" an arc distance of 24.87 feet to a point, bearing of chord of said circular curve being N. 52°-57'-37" E.

Thence continue Easterly along the arc of a circular curve concave to the Northwest having a radius of 81.04 feet, through a central angle of 22°-04'-56" an arc distance of 31.23 feet to a point. The bearing of said circular curve being N. 33°-25'-27" E.;

Thence continue Easterly along the arc of a circular curve concave to the Southeast having a radius of 161.84 feet through a central angle of 31°-02'-12" an arc distance of 87.67 feet to a point, bearing of chord of said circular curve being N. 43°-18'-07" E.;

Thence run N. 67°-03'-27" E. a distance of 18.28 feet to a point.

Thence run N. 74°-06'-36" E. a distance of 65.18 feet to a point.

Thence run N. 0°-07'-15" W. a distance of 98.00 feet to a point, said point being on a line that is 700 feet South of as measured at right angles to the North Line of Tract 1 of Canoga Properties, Plat Book 65, Page 88, Dade County records;

Thence run S. 89°-52'-45" W. along the last mentioned line a distance of 473.00 feet to the Point of Beginning. Lands herein described contain 1.323 Acres more or less.

ALSO: LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

Commencing at the point of intersection of a line that is 700 feet South of as measured at right angles to the North Line of Tract 1 of Canoga Properties, Plat Book 65, Page 88, Dade County Records and the Northeasterly Right-of-Way of Crandon Boulevard,

run S. 54°-19'-08" E. along the Northeasterly Right-of-Way of Crandon Boulevard a distance of 220.39 feet to a point of curvature (P. C.) of a circular curve concave to the Southwest;

Thence continue along the Northeasterly Right-of-Way of Crandon Boulevard along the arc of aforesaid circular curve having a radius of 1205.92 feet through a central angle of 24°-46'-47" an arc distance of 521.56 feet to a point, bearing of chord of said circular curve being S. 42°-55'-44.5" E. Said point being the Point of Beginning of the lands herein described;

Thence run N. 83°-45'-30" E., along the Southerly line of the Easterly extension of the 185 foot Waterway as same is shown on Plat of Canoga Properties, plat book 65, page 85, Dade County records, a distance of 287.20 feet to a point;

Thence run N. 6°-14'-30" W., a distance of 173.83 feet to a point;

Thence run S. 83°-45'-30" W., a distance of 15.66 feet to a point;

Thence run N. 6°-14'-30" W., a distance of 72.55 feet to a point;

Thence run N. 65°-26'-21" W., a distance of 62.13 feet to a point;

Thence run N. 0°-07'-15" W., a distance of 77.60 feet to a point;

Thence run S. 83°-56'-32" W., , a distance of 265.72 to a point;

Thence run S. 53°-03'-51" W., a distance of 38.00 feet to a point;

Thence run S. 10°-03'51" W., a distance of 140.00 feet to a point, said point being on the Northeasterly Right-of-Way of Crandon Boulevard.

Thence run Southeasterly along the Northeasterly Right-of-Way of Crandon Boulevard, along the arc of a circular curve concave to the Southwest having a radius of 1205.92 feet through a central angle of 10°-59'-32", an arc distance of 231.36 feet to the Point of Beginning of the lands herein described; chord of said circular curve having a bearing of S. 35°-02'-05" E., lands herein described contain 2.72 Acres more or less.